Marine Corps Encroachment Partnering

Briefing Presented to

DoD Installation Meeting at the Land Trust Alliance Rally

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HQMC (LFL-3)
13 October 06

The FEW…

The PROUD…

The MARINES…

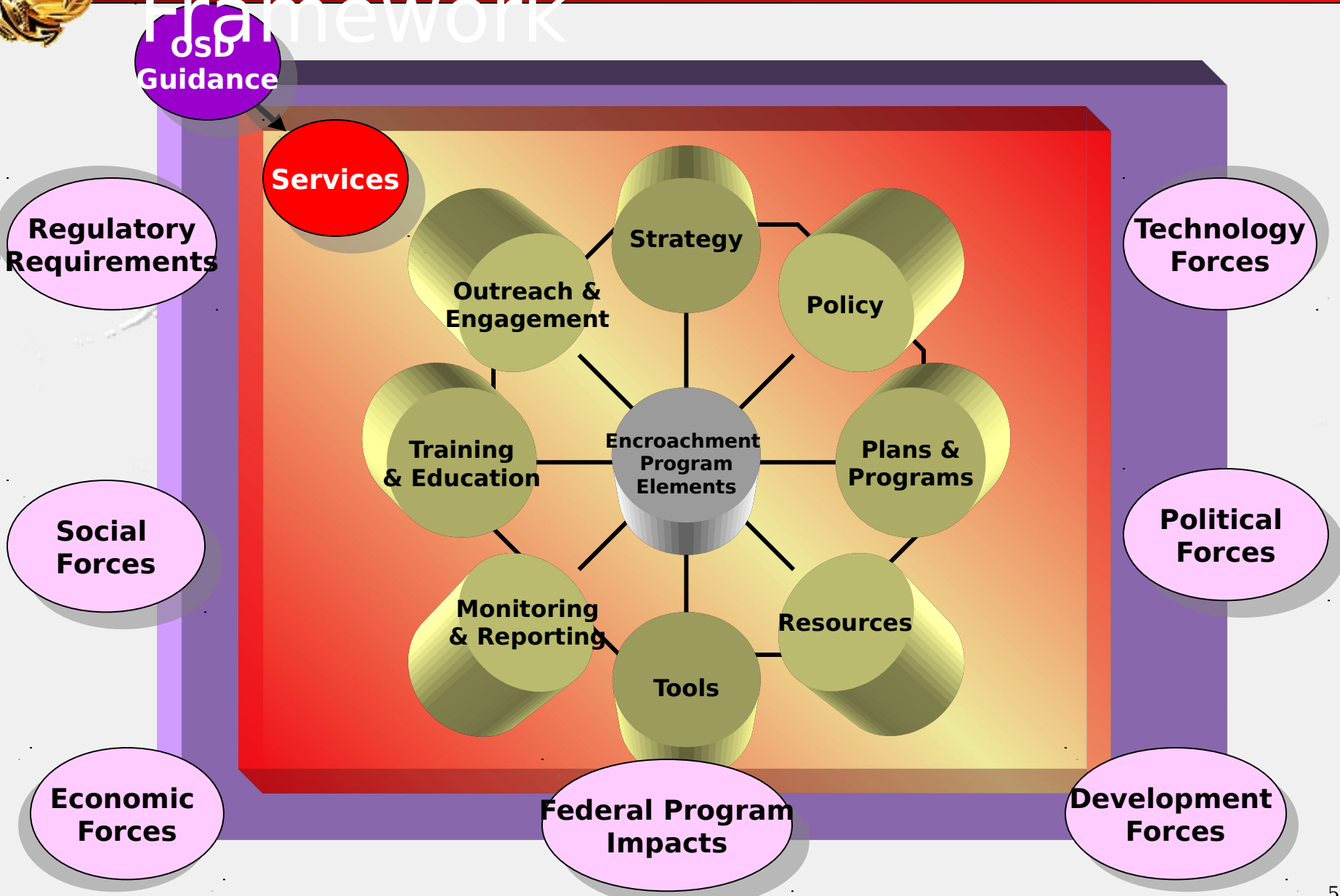
Contents

- Encroachment Overview at Marine Corps Installations
- Encroachment Program Framework
- Stakeholders and their Interests
- Encroachment Control Plan (ECP): The Installation's Plan
- Encroachment Partnering (EP) – Another Tool in the Toolbox
- Review of EP Success to date
- Future EP Projects and Strategies

Encroachment Overview

Installation	CPLO	Encroachment Categories									
		Endangered Species	Cultural Resources	UXO/ Munitions	Frequency	Maritime	Air/Land space Restrictions	Air & Water Quality	Wetlands	Airborne Noise	Urban Growth
MCB Quantico	**X**	x	x		x		x		x	x	x
MCB Camp Lejeune	**X**	x		x	x	x	x		x	x	x
MCB Camp Pendleton	**X**	x	x	x	x	x	x	x	x	x	x
MCAGCC, 29 Palms		x	x	x	x		x	x		x	x
MCB Hawaii		x	x		x	x				x	x
MCB Camp Butler, Japan*		*	*	*	*		*			*	*
MCRD Parris Island	**X**	x	x								
MCRD San Diego	**X**										x
MCAS Yuma Complex	**X**	x	x	x	x		x	x		x	x

Encroachment Program Framework



Stakeholders - Interests and Needs

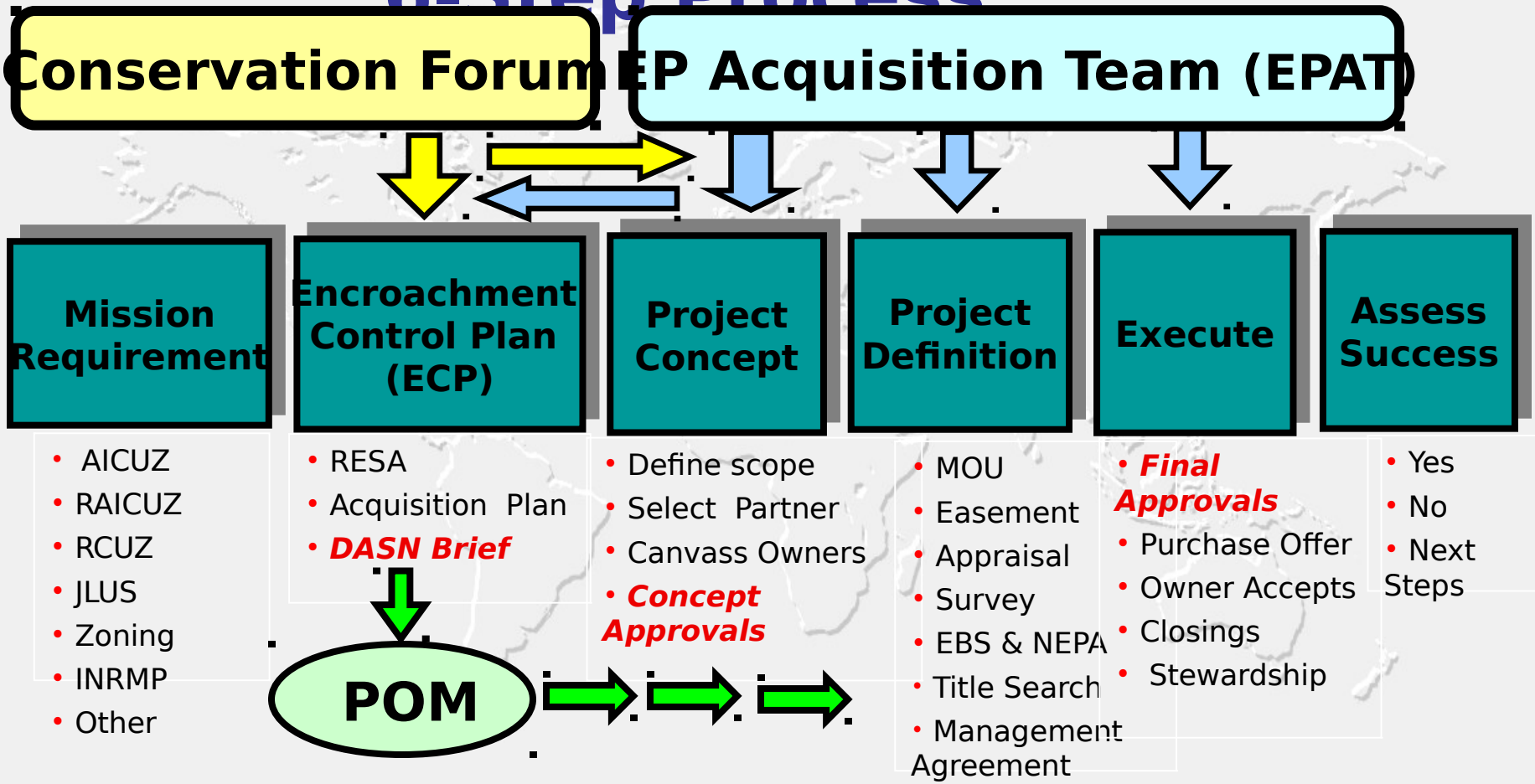
Military	Local Government	Conservation Groups	Development Community	Private Landowners
Readiness Test Training Operations Security Infrastructure Air Land Water Frequency Community Planning Information White Space	Tax Base Growth Infrastructure Transportation Utilities Quality of Life Security Schools Health Care Recreation Affordable Housing Military Planning Information	Bio-Diversity Habitat Preservation Species Protection Wilderness Areas Eco-Tourism Wetlands Water Urban Sprawl Smart Growth	Financial Market Demand & Affordability Competition Proffers National, Regional, and or Local Government Codes Environmental Regional/State Factors Business Climate Pro or Con Military Needs	Financial Secure Property Rights Development Legacies Property & Inheritance Taxes Government Intervention Taxes Quality of Life Environment Services Good Neighbors

Encroachment Control Plan

- To address the needs of the program and the stakeholders, the Marine Corps developed the Encroachment Control Plan.
- Assigns responsibilities to create situational awareness for installation commander and staff
- Integrates all encroachment issues into one action plan
- Documents specific problems and solutions
  - Assists in building a budget and POM
  - Provides HQ auditable information
  - Provides input for the Congressional Section 320 Report
- Promotes actions for compatible development and regulatory compliance (Conservation Forums)
- Identifies Encroachment Partnering project requirements at the installations.

Encroachment Partnering

6-Step Process



FY 05 EP Projects

- MCB Camp Lejeune (F/E)
  - Lanier: 434.54 acres, USMC: $1,106,250; State: $1,106,250
  - H&M Farms: 250 acres, USMC: $550,000; State: $550,000
  - Beck-Folkstone: 376.52 acres, USMC: $922,500; State: $922,500
- MCAS Beaufort – 3 projects
  - Battey: 63.55 acres, USMC: $469,125; County: $780,875 (F/E)
  - Rathbun: 28 acres, USMC: $1,200,000; County: $700,000 (E/E)
  - Lucky: 69 acres, USMC: $232,875; County: $517,125 (F/E)

FY 06 EP Projects

MCAS Cherry Point

- Executed purchase agreement with North Carolina Coastal Land Trust (NCCLT) to acquire a 42 acre easement buffer adjacent to Piney Island Bombing Range.
- The Marine Corps and NCCLT contributed $128,300.

Townsend Bombing Range (TBR)

- Signed purchase agreement with The Nature Conservancy to acquire a 10,687 acre easement on a buffer adjacent to TBR.
- Derived a $1,133,000 saving over the appraised value of $2,730,000

FY 06 EP Projects

MCAS Beaufort

- Deposited $2,374,959 into a five-year escrow account to partner with Beaufort County and split acquisition costs in pursuit of approximately 2,368 acres adjacent to MCAS Beaufort.
- First acquisition will take place in FY07 with three buffer easements totaling about 248 acres.

MCB Camp Pendleton

- Partnering with the Trust for Public Land (TPL), the Marine Corps will execute multiple acquisitions over a five-year period.
- Acquiring two easements over 1,253 acres adjacent to Camp Pendleton with both the Marine Corps and TPL paying $1,960,000.

Potential FY 07 REPI Projects

MCAS Beaufort

- Partners include Beaufort County, to protect 2,706 acres
- Total cost: $ 21,232,082
- Partners contribution: $10,448,541 (49% of the total project cost)

MCAS Cherry Point

- Partnering with North Carolina Coastal Land Trust, to protect 3,507 acres
- Total cost: $14,812,841
- Partner contribution: $7,132,125 (48% of the total project cost)

Potential FY 07 REPI Projects

MCB Lejeune

- Partners include North Carolina Wildlife Resources and North Carolina Coastal Land Trust, to protect 2,521 acres
- Total cost: $10,870,000
- Partner Contribution: $5,330,000 (49% of the total project cost)

MCB Camp Pendleton

- Partners include the Nature Conservancy, Trust for Public Land, the California Wildlife Conservation Board and Fallbrook Land Conservancy, to protect 340 acres
- Total cost: $5,813,000
- Partner Contribution: $2,791,500 (48% of the total project cost)

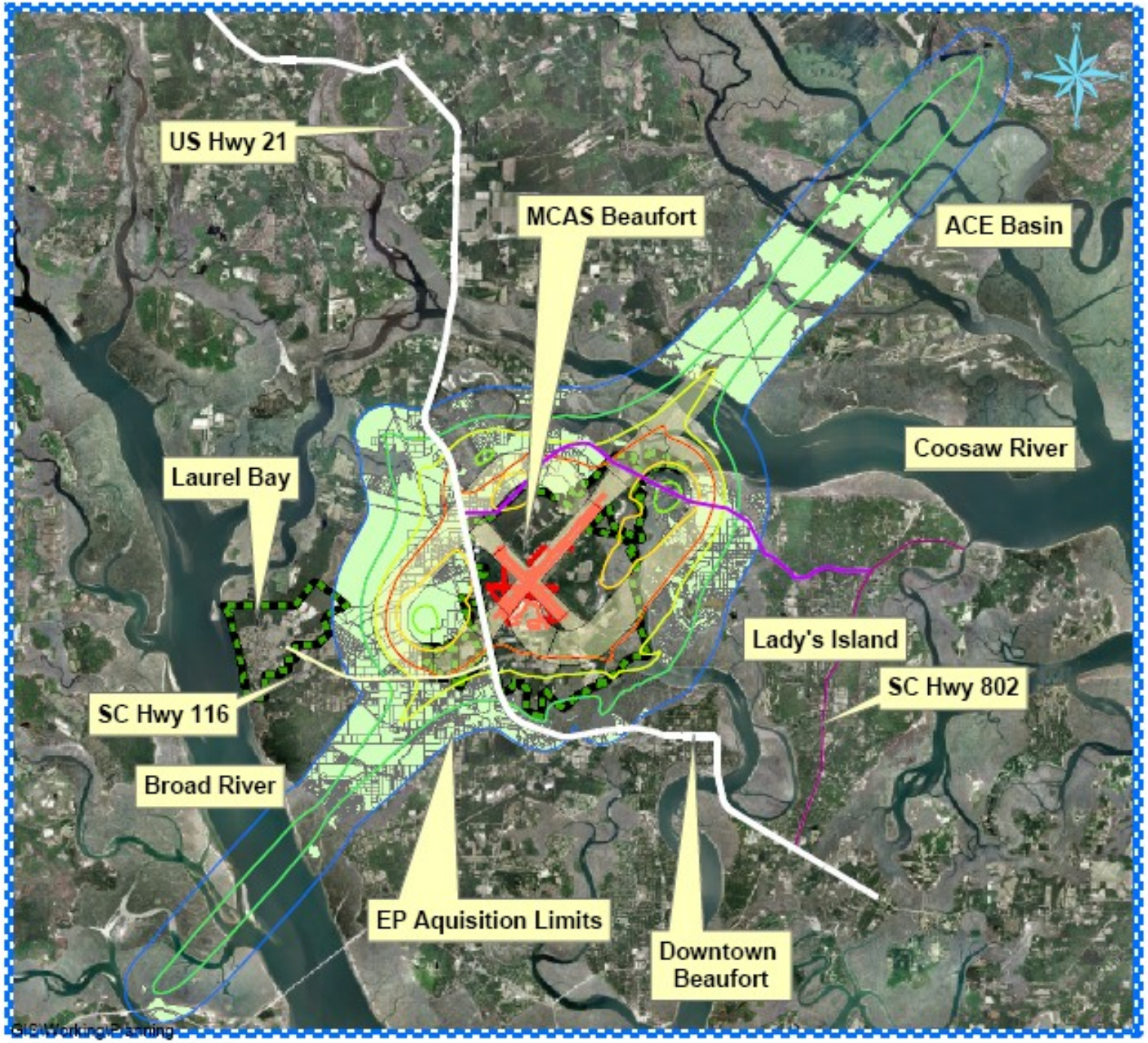
EP Strategy

Multi-Year Agreements

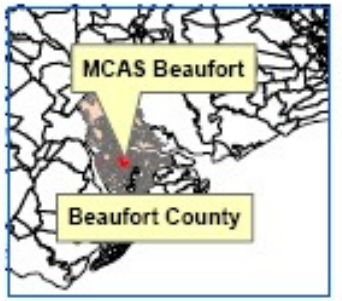
- Funds are obligated at the time of deposit into the escrow account.
- Additional funds are deposited as projects are identified.

Portfolio Management

- If a project falls through, Portfolio Management allows the Marine Corps to pursue additional opportunities.
- Portfolio Management will continue to be vital as interest in multi-year agreements is increasing.



USMC Beaufort County Land Use Compatability Map



Legend

- Future Northern Bypass
- US_Hwy_21
- SC_Hwy_802
- SC_Hwy_116

LEVEL_

- 65
- 70
- 75
- APZ Area
- EP Acquisition Limits
- Airfield
- MCAS Boundary
- Acquisition_Parcels

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GIS/Working/Planning
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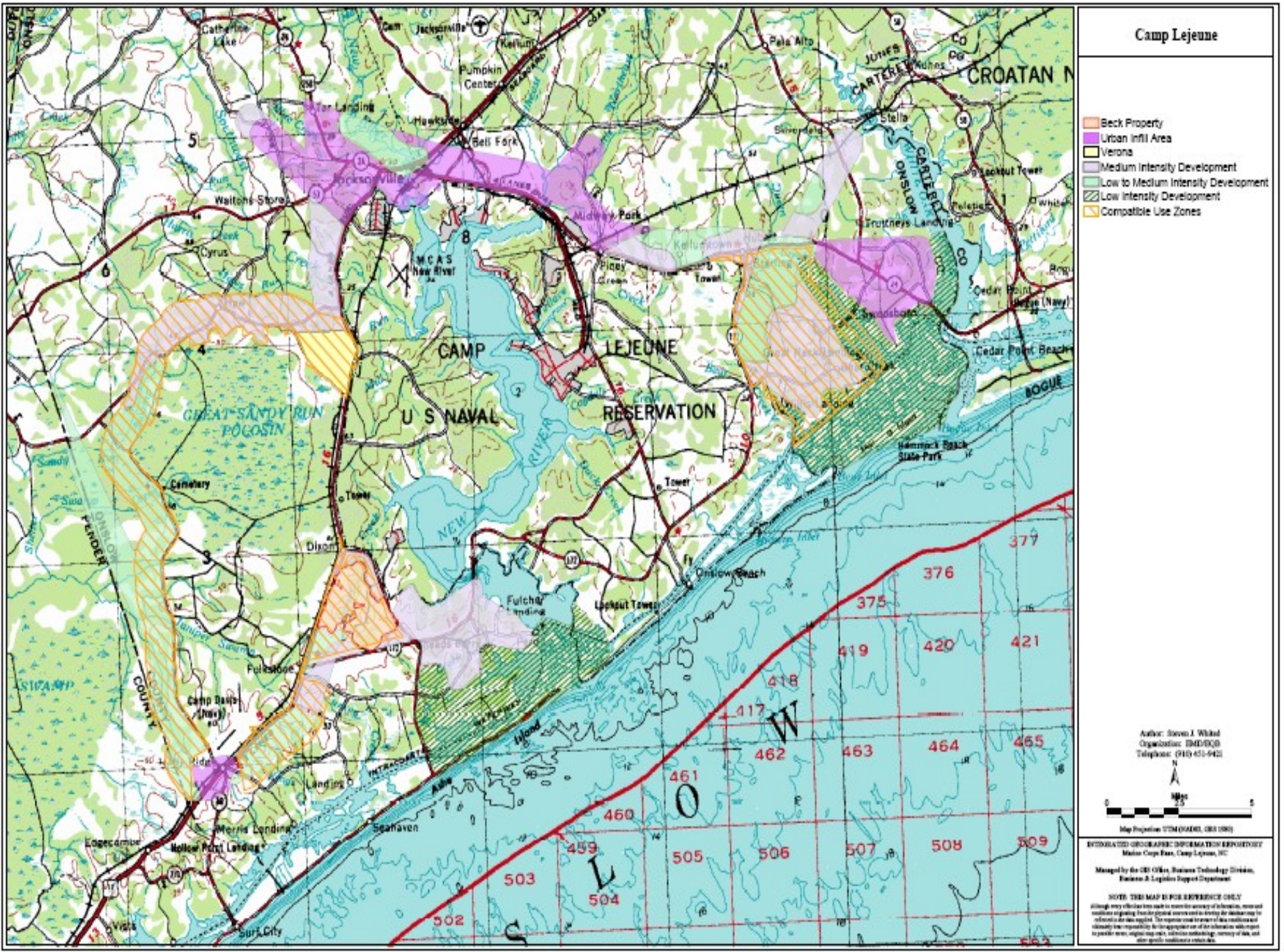
Camp Lejeune
Beck Property
Urban Infill Area
Verona
Medium Intensity Development
Low to Medium Intensity Development
Low Intensity Development
Compatible Use Zones
CAMP
LEJEUNE
U S NAVAL
RESERVATION
M C A S New River
Jacksonville
Onslow Beach
Surf City
Topsail Island
Hammocks Beach State Park
Cedar Point Beach
Camp Davis (Navy)
Hollow Point Landing
Morris Landing
Seahaven
Fulcher Landing
Lookout Tower
Midway Park
Cedar Point
Croatan N
Author: Steven J. Whited
Organization: IMD/EQB
Telephone: (910) 451-9421
Map Projection: UTM (NAD83, GRS 1980)
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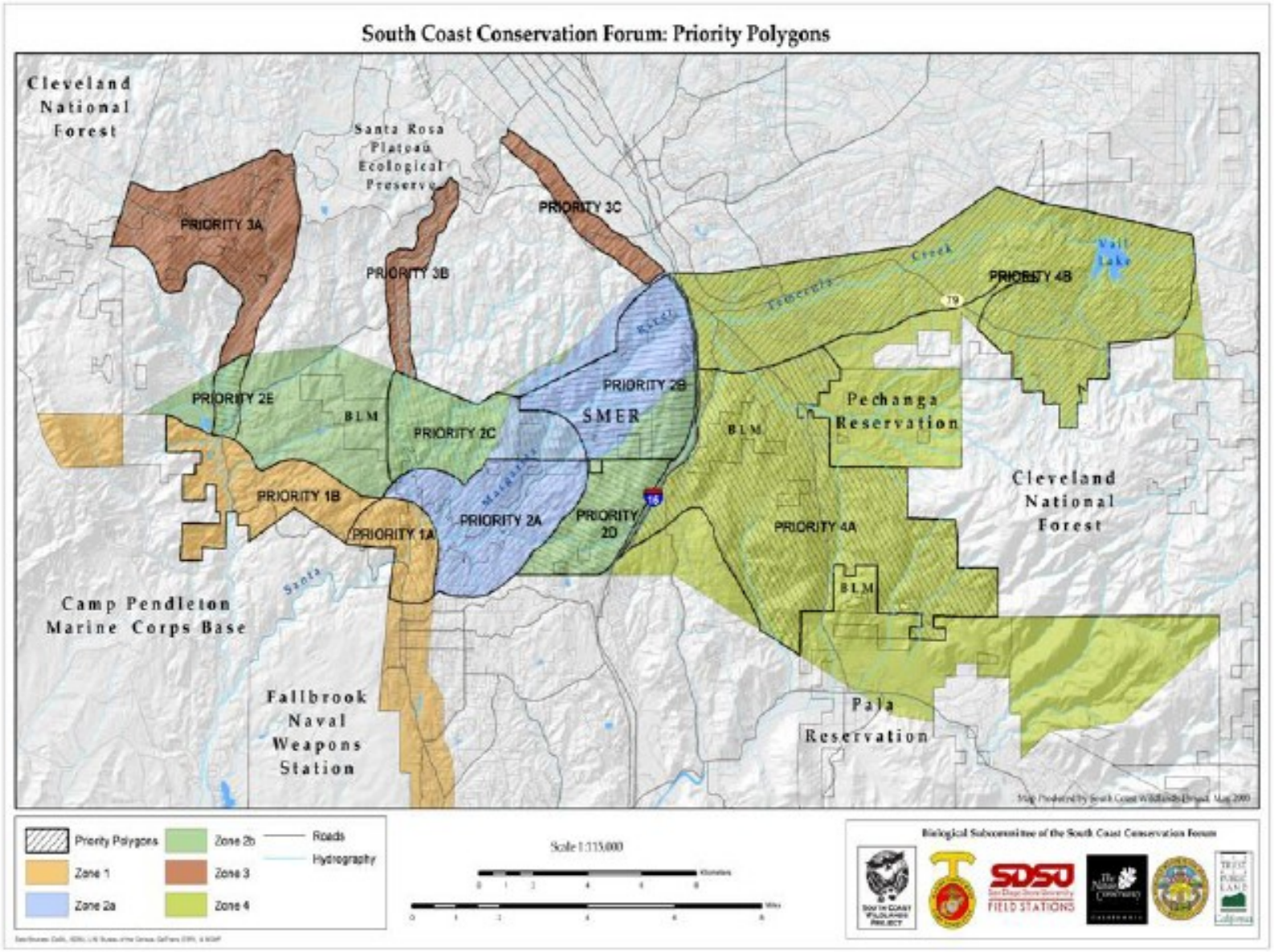
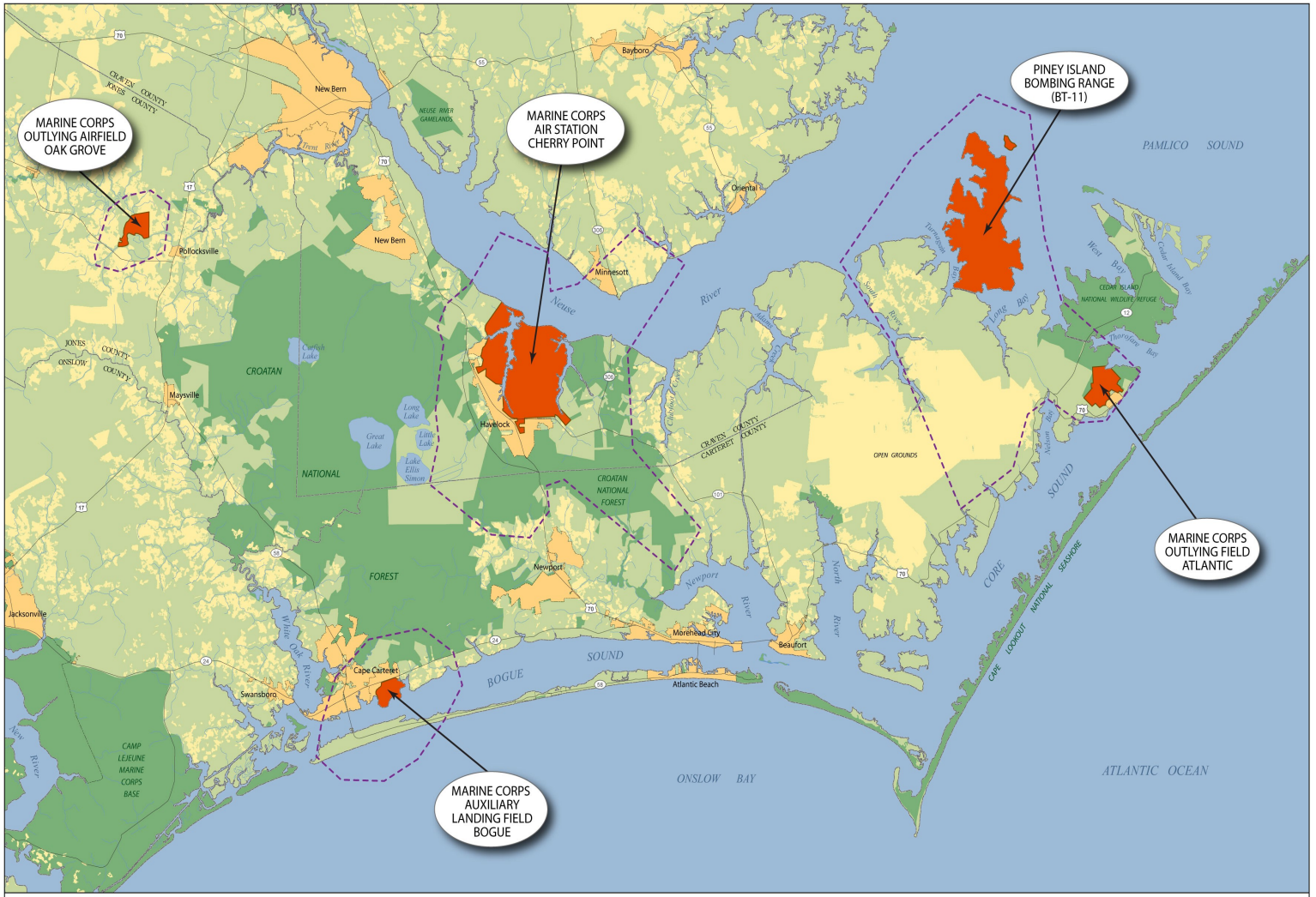
Marine Corps Base, Camp Lejeune, NC
Managed by the GIS Office, Business Technology Division,
Business & Logistics Support Department
NOTE: THIS MAP IS FOR REFERENCE ONLY

ATTACHMENT 'A'





MCAS CHERRY POINT ENCROACHMENT PARTNERSHIP PROJECT

MCAS Cherry Point Properties

Areas of Interest

Other Managed Areas

Cultivated Areas

Urban Areas

0 5 10 15

MILES

N W E S

NORTH CAROLINA COASTAL LAND TRUST

State Plane North Carolina, NAD 1983

Map produced: March 2006

This map is for informational purposes and was not prepared for, and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

USMC Achievements

- Encroachment Control Plans, AICUZ, RAICUZ, RCUZ, RCMPs, and JLUS studies
- Planning charrettes with Developers being conducted with OSD assistance
- CPLO Campaign Plan
- Regional Encroachment Offices with MCI-East and MCI-West
- EP Tri-fold
- EP Business Process model
- HQMC O&M Funding (OPLAN) was requested and obtained in POM
- OSD funding (REPI) was requested and obtained
- Installation Commanders Guide to EP is complete (on NAVFAC portal)
- Successful Encroachment Partnering Agreements
- Workshops for the Installation-level CP&LOs.
- Updating the Marine Corps Order on Encroachment.
- Integrating engagement tools such as range tours, population growth models, and information sharing portals into our encroachment control efforts.

Questions and Discussions